Market Action Report

June 2026

City: Naperville

Agent Name

Title
Phone
Website
Other

COLDWELL BANKER REALTY

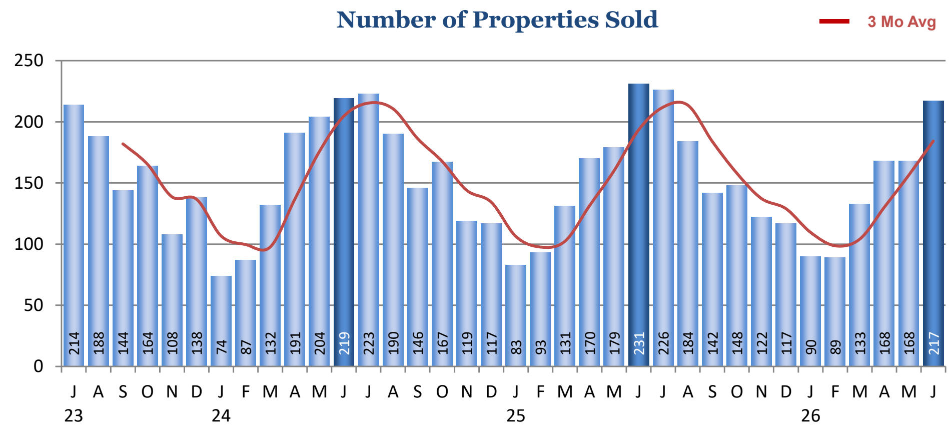
Price Range: All | Properties: SFH - Condo - Twn

		Trending versus*:					Trending versus*:	
Market Profile & Trends Overview	Month	LM	L3M	PYM	LY	YTD	Prior YTD	Prior Year
Median List Price of all Current Listings	$655,000	-2%		6%				
Average List Price of all Current Listings	$821,625	-0%		-2%				
June Median Sales Price	$637,000	4%	6%	-1%	10%	$599,000	1%	4%
June Average Sales Price	$701,348	-2%	3%	1%	9%	$677,175	4%	5%
Total Properties Currently for Sale (Inventory)	303	5%		7%				
June Number of Properties Sold	217	29%		-6%		865	-2%	
June Average Days on Market (Solds)	19	46%	6%	-5%	-10%	20	-5%	-5%
Asking Price per Square Foot (based on New Listings)	$289	0%	0%	6%	7%	$287	5%	6%
June Sold Price per Square Foot	$279	-1%	1%	2%	6%	$274	3%	4%
June Month's Supply of Inventory	1.4	-19%	-10%	14%	-14%	1.7	2%	5%
June Sale Price vs List Price Ratio	100.8%	.8%	.8%	.2%	1.8%	99.7%	-0%	1%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2025) / YTD = Year-to-date

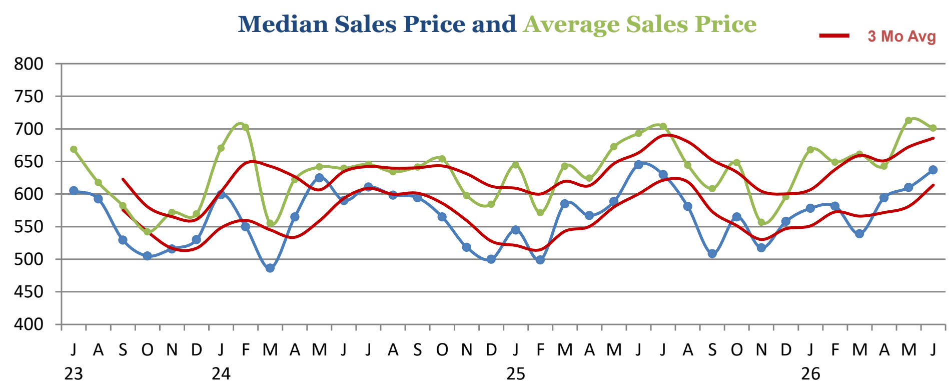
Property Sales

June Property sales were 217, down 6.1% from 231 in June of 2025 and 29.2% higher than the 168 sales last month. June 2026 sales were at their lowest level compared to June of 2025 and 2024. June YTD sales of 865 are running 2.5% behind last year's year-to-date sales of 887.



Prices

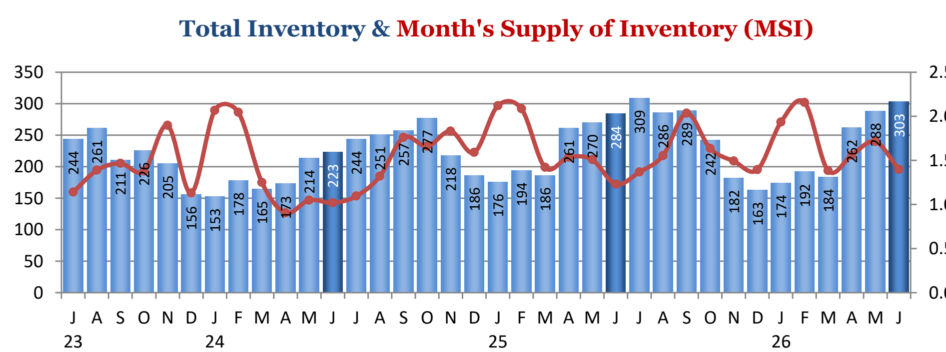
The Median Sales Price in June was $637,000, down 1.2% from $645,000 in June of 2025 and up 4.4% from $610,000 last month. The Average Sales Price in June was $701,348, up 1.2% from $692,917 in June of 2025 and down 1.6% from $712,859 last month. June 2026 ASP was at the highest level compared to June of 2025 and 2024.



Inventory & MSI

The Total Inventory of Properties available for sale as of June was 303, up 5.2% from 288 last month and up 6.7% from 284 in June of last year. June 2026 Inventory was at its highest level compared with June of 2025 and 2024.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2026 MSI of 1.4 months was at its highest level compared with June of 2025 and 2024.



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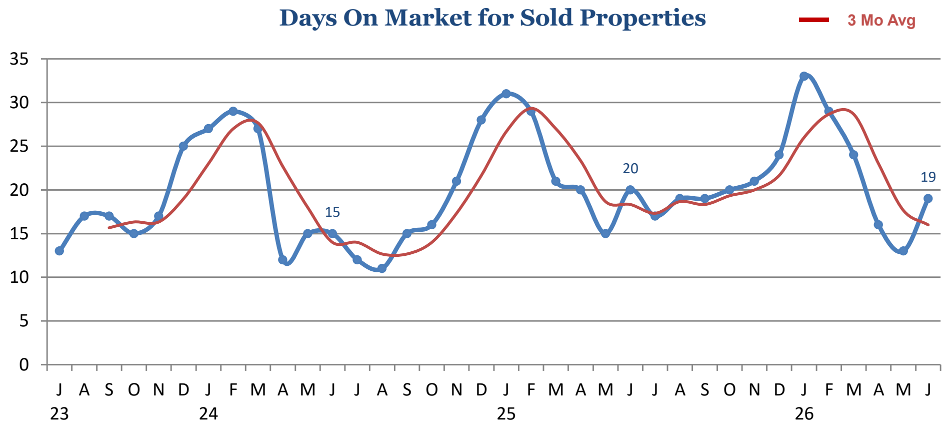
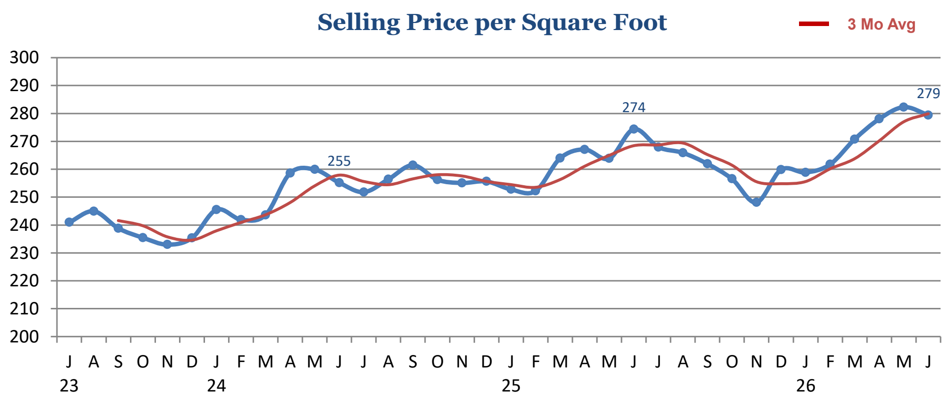
Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for June was 19, up 46.2% from 13 days last month and down 5.0% from 20 days in June of last year. The June 2026 DOM was at a mid level compared with June of 2025 and 2024.



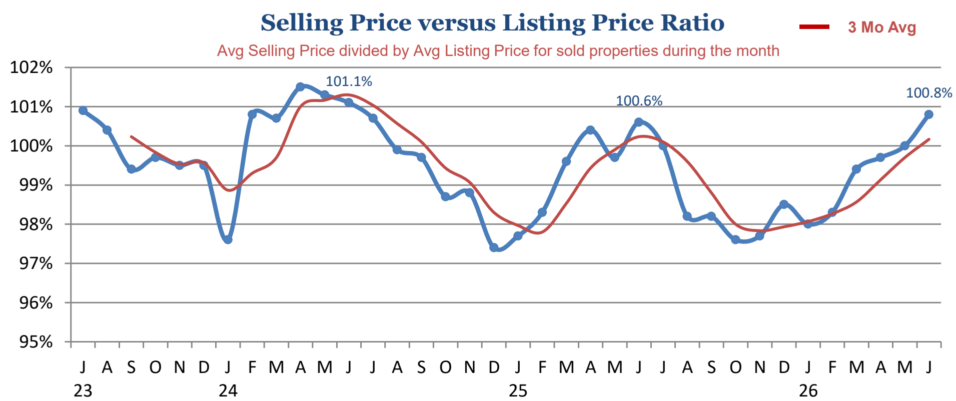
Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The June 2026 Selling Price per Square Foot of $279 was down 1.0% from $282 last month and up 1.8% from 274 in June of last year.



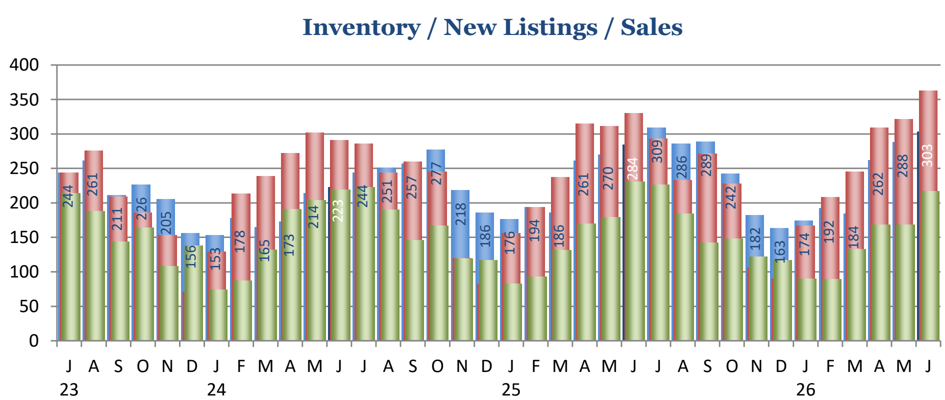
Selling Price vs Original Listings Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The June 2026 Selling Price vs Original List Price of 100.8% was up from 100.0% last month and up from 100.6% in June of last year.



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in June 2026 was 363, up 13.1% from 321 last month and up 10.0% from 330 in June of last year.



Inventory / Listings / Sales

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